



GRASSROOTS
REALTY GROUP

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81 3 Street SE
High River, Alberta

MLS # A2251084



\$599,900

Division:	North Central High River		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,128 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage, Insulated, Tandem		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Hot Tub, Gazebo

This bright and immaculate bungalow has been fully renovated and offers a modern, welcoming feel throughout. The home features a stunning kitchen with quartz countertops, a stylish tile backsplash, an undermount sink, built-in gas range with pot filler, built-in microwave, flush-mount refrigerator, newer dishwasher, and oven. The sunny open floor plan includes a cozy living room with a freestanding gas fireplace, three bedrooms on the main level, and two additional large bedrooms plus a spacious family room on the lower level. Garden doors off the dining area lead to a large deck with a covered gazebo, creating the perfect spot for outdoor entertaining. From here, enjoy easy access to the hot tub and views of the west-facing backyard. The private yard is beautifully landscaped with mature trees and professional pruning, and it also features a charming, heated 110 sq. ft. garden studio filled with natural light—ideal for a home office, art space, or relaxation retreat. The tandem garage measures 16' x 34', accommodates two vehicles, and is insulated and heated, with the added convenience of a 7' roll-up door to the backyard. The property itself is 69' wide by 120' deep with back lane access. Located on a quiet street in an established neighborhood, this home is directly across from a playground, just one block from Birchwood Park, and within a five-minute walk of downtown. Additional highlights include central a/c, large daylight windows in the lower level and a front deck that's perfect for enjoying the morning sun. Please click the multimedia tab for the interactive 3D tour and floor plans.